

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

Tel: 305.767.6802

www.survey-pros.com

LEGEND

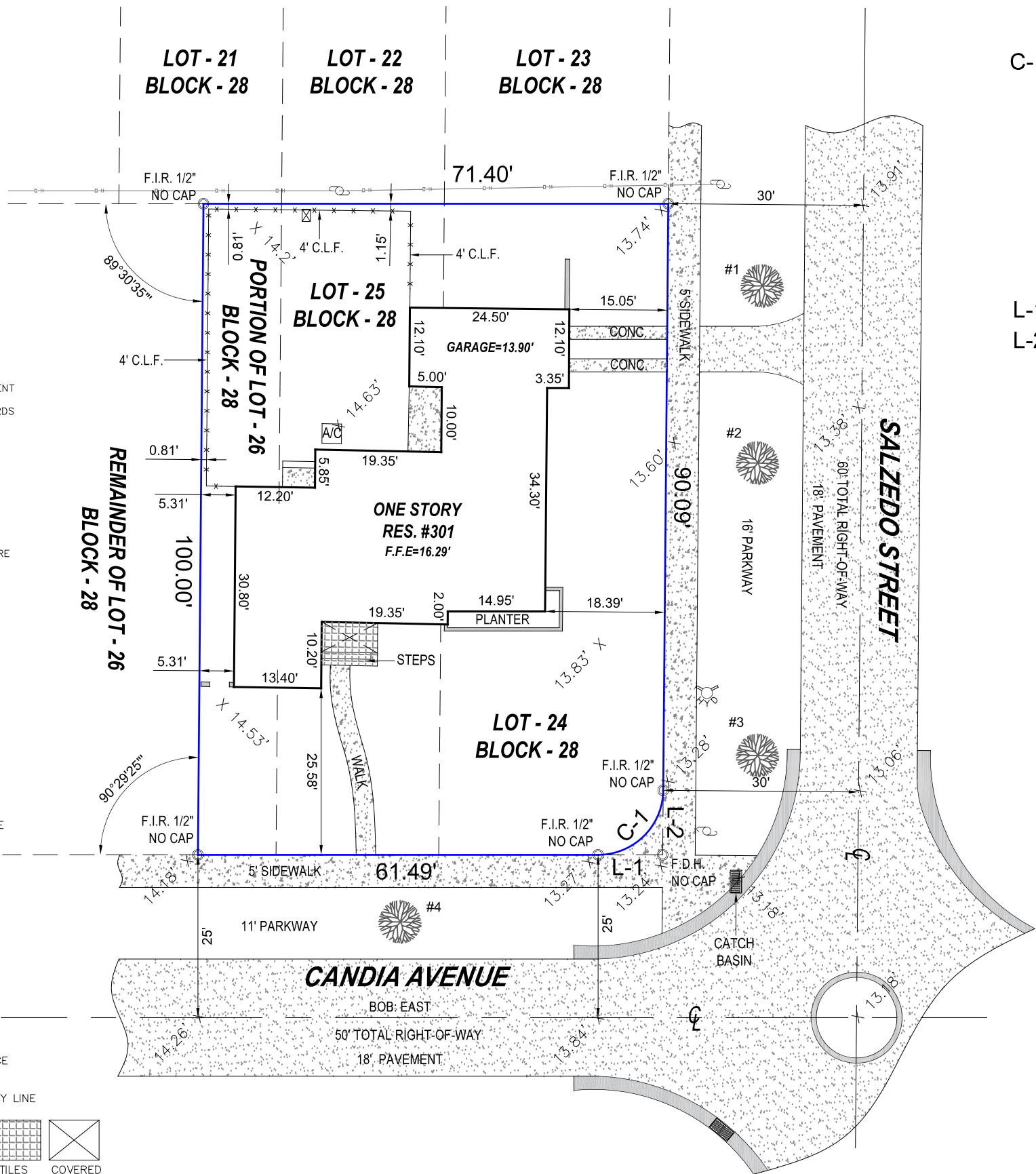
ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:

☐ = TELEPHONE RISER
☐ = CABLE TV RISER
☐ = WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
C = CENTER LINE
WV = WATER VALVE
☐ = CURB INLET
☐ = FIRE HYDRANT
☐ = LIGHT POLE
☐ = CATCH BASIN
☐ = UTILITY POLE
☐ = DRAINAGE MANHOLE
☐ = SEWER MANHOLE
— = METAL FENCE
— = WOOD FENCE
— = CHAIN LINK FENCE
— = EASEMENT
— = BOUNDARY LINE
— = OVERHEAD UTILITY LINE

ASPHALT CONCRETE PAVERS/BRICK TILES COVERED AREA



CURVE DETAILS:

C-1

R = 10'

AL = 15.62'

CL = 14.08'

CB = N 45°14'43" E

Δ = 89°30'34"

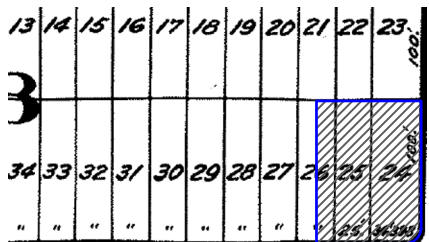
LINE TABLE:

L-1 EAST 9.91'

L-2 S 00°29'25" W 9.91'

LOCATION MAP:

NOT TO SCALE



PROPERTY ADDRESS:

301 CANDIA AVENUE, CORAL GABLES, FL. 33134

LEGAL DESCRIPTION:

LOTS 24, 25 AND THE EAST 12 FEET OF LOT 26, BLOCK 28, OF CORAL GABLES COCONUT GROVE SECTION PART ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X. BASE FLOOD ELEVATION N/A. COMMUNITY NAME & NUMBER CITY OF CORAL GABLES 120639. MAP & PANEL NUMBER 12086C0457 SUFFIX L.

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF CANDIA AVENUE BEARS EAST.

TREE TABLE:

NO	COMMON NAME	DBH(ø)	HEIGHT	CANOPY
1	AMERICAN CRABAPPLE	7"	20'	15'
2	AMERICAN CRABAPPLE	9"	20'	15'
3	AMERICAN CRABAPPLE	16"	25'	20'
4	AMERICAN SYCAMORE	30"	40'	30'

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

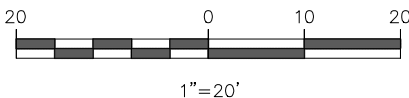
CERTIFIED TO:

BLUE AND WHITE HOMES, LLC.

REVISION(S):

08/25/2021 - ADDED TREES, PER CLIENT REQUEST, JOB#21086988

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

SEAL

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

DATE OF ORIGINAL
FIELD WORK: 03/20/2021

JOB#: 21036385

DRAWN BY: ADRIEL

CAD FILE: BLUE AND

SHEET 1 OF 1



House to North: 300 Fluvia Ave



House to West: 307 Candia Ave



House to East: 310 Candia Ave



House to SE: 244 Candia Ave



House to South: 300 Candia Ave



House to SW: 345 Candia Ave

BOA Preliminary Submittal: Context Photo's
 Property: 301 Candia Avenue
 Coral Gables, FL 33134

September 2, 2021





View of Front: 301 Candia Ave



View of Side: Salzedo St

BOA Preliminary Submittal: House Photo's (To Be Demolished)

Property: 301 Candia Avenue
Coral Gables, FL 33134

September 2, 2021





301 Candia Avenue, Coral Gables, FL 33134

301 Candia Avenue, Coral Gables, FL 33134

Project Team



500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel (305) 740-0120
Email: nel@locusarchitecture.net
License No. AA0002733

Blue and White Homes, LLC

415 Navarre Ave, Coral Gables, FL 33134
Tel.: (305) 726-3133
Email: shuffield@gmail.com

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PRELIMINARY BOA SUBMITTAL: SEPTEMBER 2ND, 2021
PERMIT SUBMITTAL:

GENERAL NOTES

- A. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT OF RECORD.
- B. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUBCONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUBCONTRACTOR FOR ANY PART OF THE WORK.
- C. THESE DRAWINGS PROVIDE FOR THE LABOR, MATERIAL, EQUIPMENT AND SUPERVISION BY THE CONTRACTOR FOR A COMPLETE LOCK AND KEY JOB WITH THE ITEMS SPECIFICALLY NOTED FURNISHED BY THE CONTRACTOR OR AS AN ALLOWANCE. THE WORK SHALL BE EXECUTED IN A THOROUGH, SUBSTANTIAL AND NEAT MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.
- D. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT OF RECORD IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
- E. ALL WORK SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE FLORIDA RESIDENTIAL BUILDING CODE 2020 7TH ED AND ALL AUTHORITIES HAVING JURISDICTION.
- F. AIA DOCUMENT A-105 (2020) GENERAL CONDITIONS OF THE CONTRACT IS HEREBY MADE A PART OF THESE DRAWINGS AND SPECIFICATIONS.
- G. THE CONTRACTOR SHALL DETERMINE THE SEQUENCE OF CONSTRUCTION ITEMS, AS WELL AS THOSE PROVIDED FOR BY SEPARATE PERMIT. THE CONTRACTOR SHALL ARRANGE FOR INSPECTION AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING AND ZONING DEPARTMENT.
- H. THE BID PRICES SHALL INCLUDE EVERYTHING NECESSARY OR PROPER FOR PERFORMING AND COMPLETING THE WORK REQUIRED AS INDICATED BY THE PLANS AND SPECIFICATIONS, TO PROVIDE FINISHED WORK. ANYTHING OMITTED THEREFROM WHICH IS CLEARLY NECESSARY FOR THE COMPLETION OF THE WORK OR ITS APPURTENANCE SHALL BE CONSIDERED A PORTION OF THE WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR SHOWN ON THE DRAWINGS.
- I. INSURANCE: WORKMEN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.
- J. AFTER THE AWARD OF THE CONTRACT AND PRIOR TO START OF ANY WORK A PRE-WORK CONFERENCE WILL BE HELD BETWEEN THE CONTRACTOR, ARCHITECT, OWNER AND REPRESENTATIVES OF THE CONTRACTOR. THE TIME AND PLACE OF THIS CONFERENCE WILL BE SET BY THE OWNER. THE CONTRACTOR SHALL PREPARE A BRIEF WORK DESCRIPTION OF PROCEDURE TO BE USED IN THE PERFORMANCE OF THE WORK AND PROVIDE A SCHEDULE (BAR CHART) FOR THE PROJECT.
- K. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE FAMILIAR WITH THE NATURE AND LOCATION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS INCLUDING THOSE BEARING ON TRANSPORTATION, HANDLING AND STORAGE OF DEBRIS, ACCESS TO THE SITE, AND THE EQUIPMENT AND FACILITIES NEEDED TO PERFORM THE WORK.
- L. SCOPE OF WORK: THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.
- M. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFE ACCESS TO THE PREMISES AT ALL TIMES.
- N. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED AND/OR AS SELECTED BY THE ARCHITECT, INTERIOR DESIGNER OR OWNER.
- O. THE CONTRACTOR SHALL ALLOW THE A/E TEAM A RESPONSE TIME OF 7 WORKING DAYS FOR RFIS AND 10 WORKING DAYS FOR SHOP-DRAWING REVIEWS.
- P. GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR REPAIRS. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.
- Q. AT COMPLETION, THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVING THE PROJECT "BROOM CLEAN".
- R. THE CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES.
- S. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.
- T. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- U. PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIALS USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.
- V. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH PARTIAL RELEASE OF LIEN FOR EACH PAYMENT, AND A FINAL RELEASE OF LIEN AT COMPLETION.
- W. FINAL DISBURSEMENT TO THE CONTRACTOR SHALL NOT BE MADE UNTIL THE OWNER'S PUNCH-LIST HAS BEEN SATISFIED.

SYMBOLS KEY

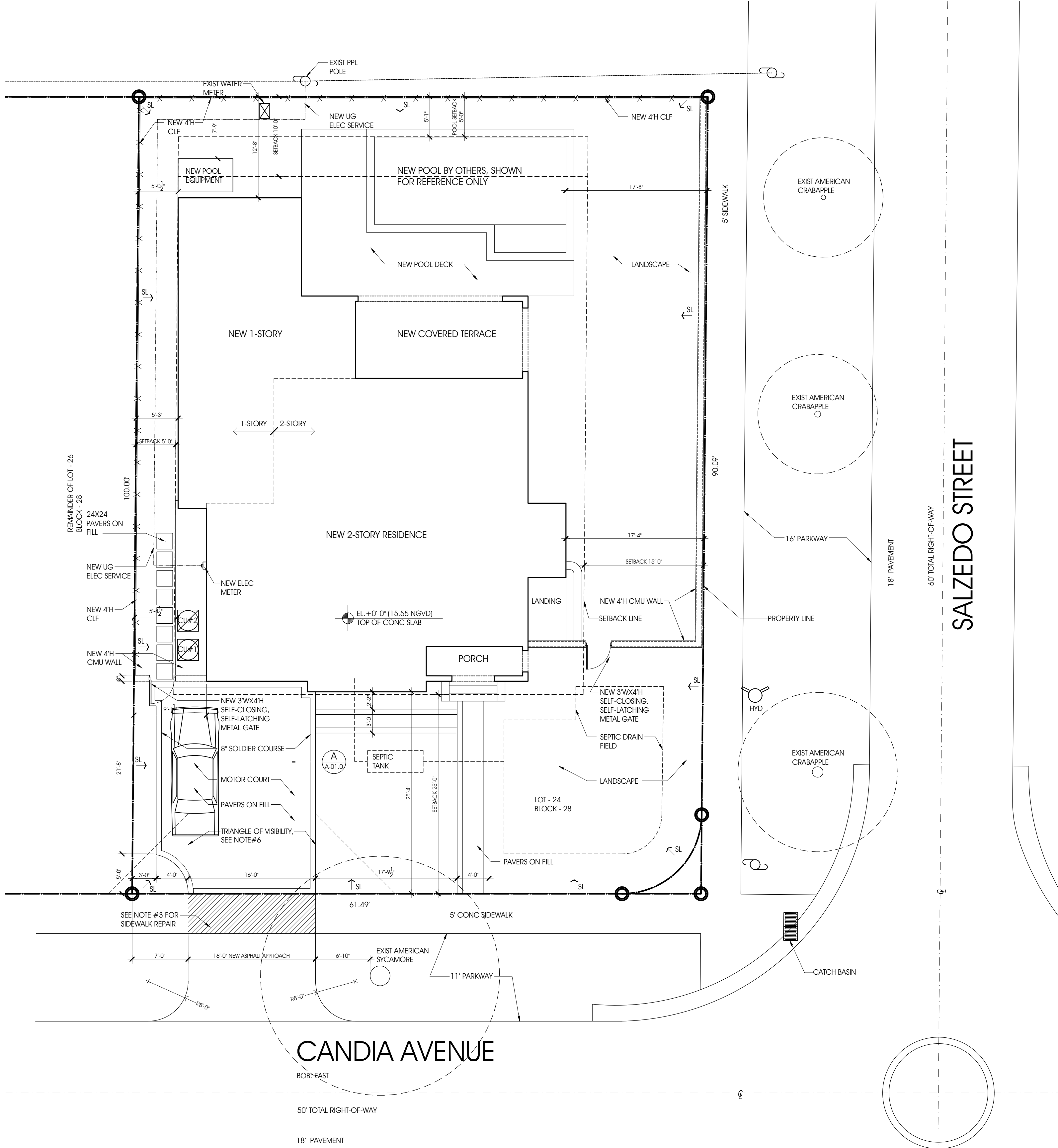
BUILDING SECTION		ELEVATION	
WALL SECTION		INTERIOR ELEVATION	
DETAIL		DOOR ID	
DETAIL @ SECTION		PARTITION TYPE	
		REVISION	
		EQUIPMENT ID	
		GLAZING ID	

NOTES

1. ALL RAINWATER MUST BE RETAINED ON PROPERTY.
2. LANDSCAPING WILL COMPLY WITH THE CITY OF CORAL GABLES LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A. LANDSCAPING NOT ALLOWED TO GROW WITHIN TRIANGLE OF VISIBILITY BETWEEN A HEIGHT OF 30' AND 8'.
3. NEW 6 INCHES REINFORCED CORAL GABLES BEIGE CONCRETE SIDEWALK REPLACEMENT AT NEW APPROACH AREA.
4. FILL SHALL NOT BE BROUGHT UNTO SITE.
5. SOIL TERMITE CONTROL: THE ENTIRE SOIL AREA TO BE COVERED BY FOOTINGS, SLABS, PORCHES, ETC... SHALL BE TREATED WITH FUMISEAL OR EQUAL FOR TERMITES IN ACCORDANCE WITH SPECIFICATIONS. PROVIDE OWNER WITH A PRINTED GUARANTEE AGAINST SUBTERRANEAN TERMITES FOR 5 YEARS, AND OTHER TERMITES FOR 2 YEARS, FROM DATE OF COMPLETION.
6. THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE

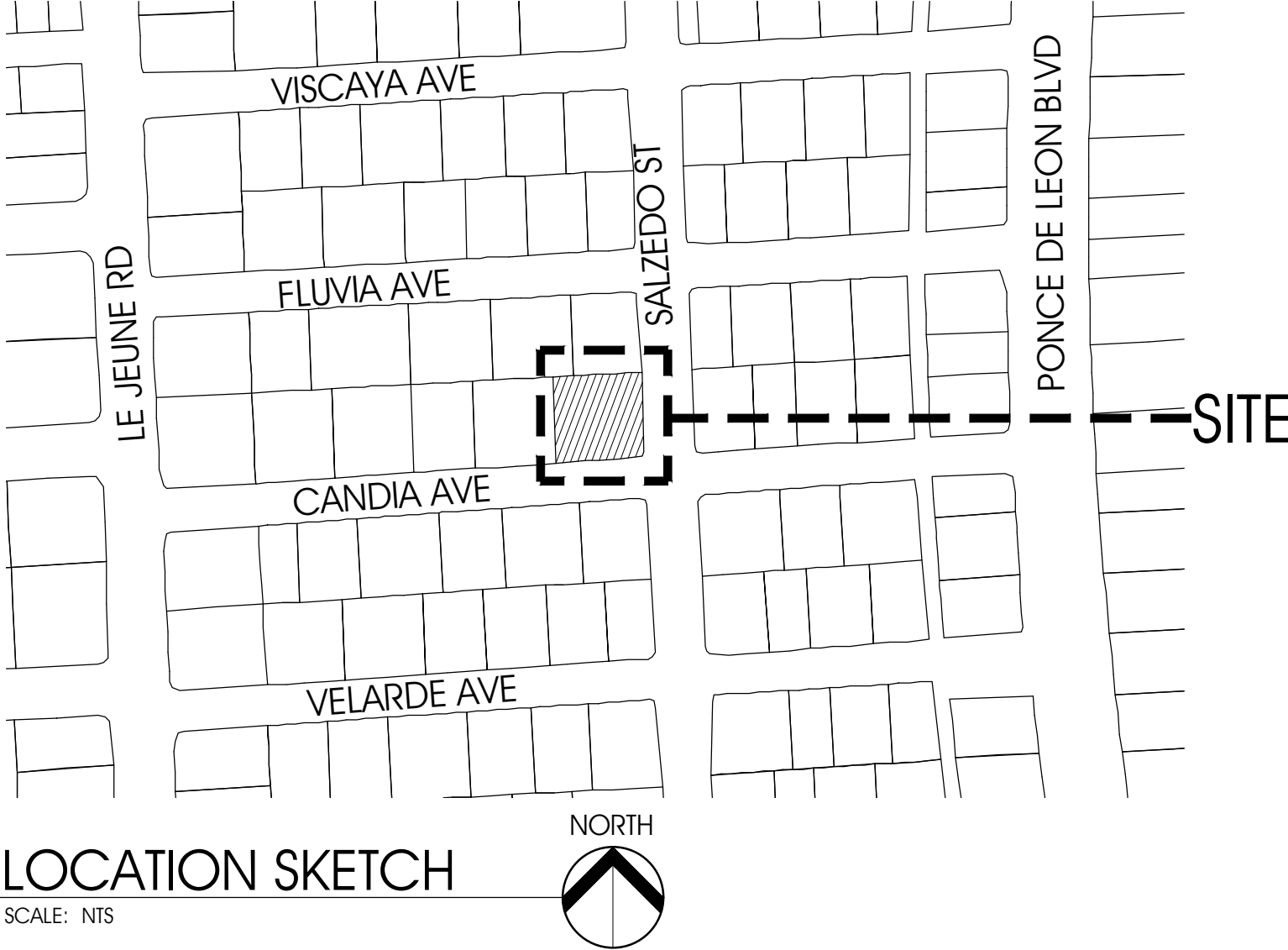
CODE:

FBC RESIDENTIAL 2020 7TH EDITION



PAVER DETAIL: A

SCALE: 3/4"=1'-0"



LEGAL DESCRIPTION

LOTS 24, 25 AND THE EAST 12FT OF LOT 26, OF CORAL GABLES COCONUT GROVE SECTION PART ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK

NEW 2-STORY HOUSE, SITE WORK INCLUDES DRIVEWAY, POOL, SITE WALL, LANDSCAPE AND IRRIGATION.

ZONING INFORMATION

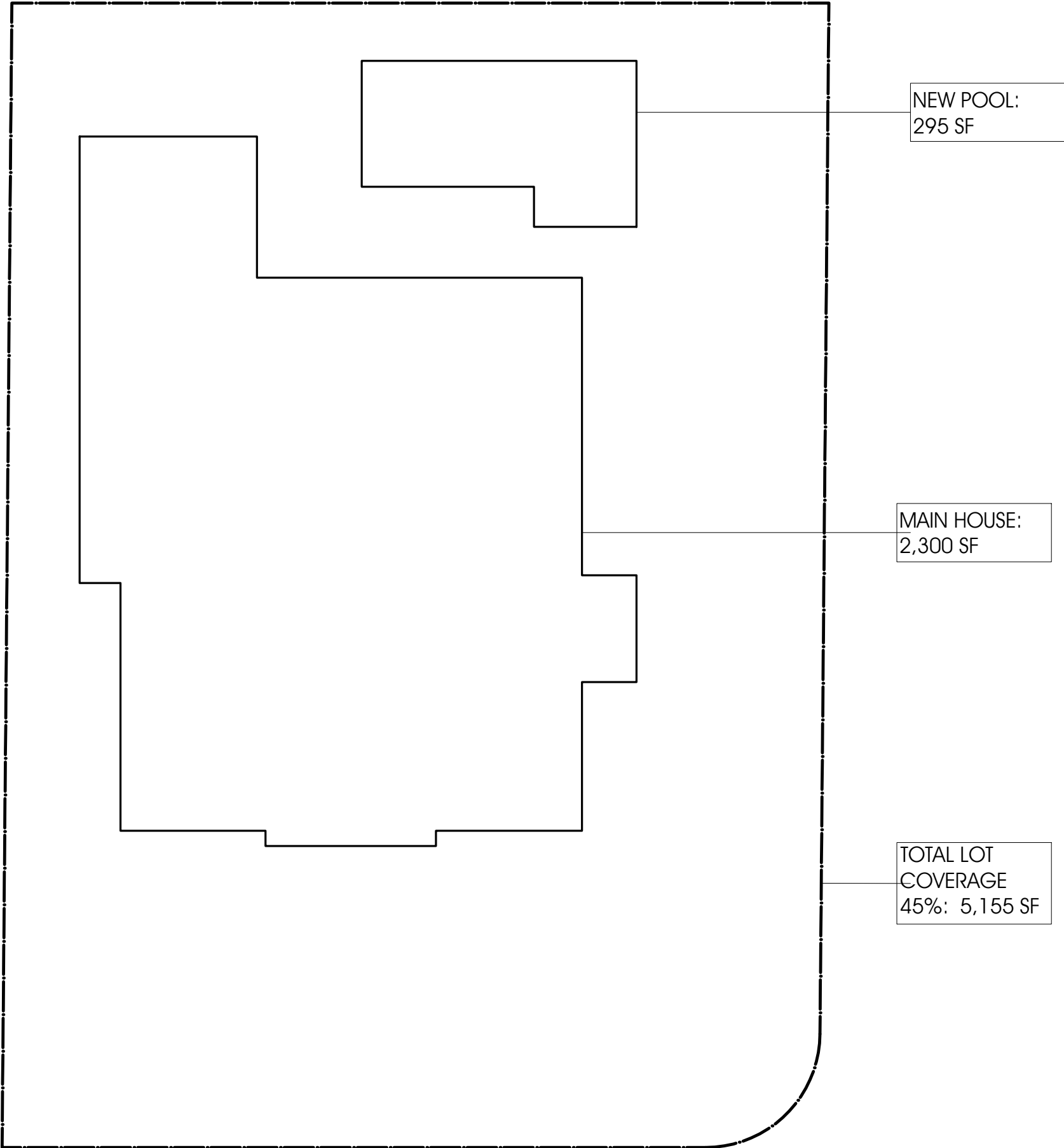
ZONED:	SFR	
FLOOD ZONE:	X	
LOT SIZE	7,140 SF	
CODE:	FBC 2020, RESIDENTIAL 7TH EDITION	
FOLIO:	03-4117-007-3910	
	REQUIRED/ALLOWED	PROPOSED
F.A.R. ALLOWED	3,149 SF (48% FIRST 5,000 SF, 35% NEXT 5,000 SF, 30% REMAINING)	3,149 SF
LOT COVERAGE	2,499 SF MAIN HOUSE: MAX. 35% LOT 3,213 SF ACCESS STRUCTURES: MAX. 45% LOT	2,300 SF 2,595 SF
MIN. FLOOR ELEVATION	36" MAX ABOVE EST. GRADE EST. GRADE = 13.55' NGVD	15.55' NGVD = 0'-0" 2.0' NGVD ABOVE EST. GRADE
HEIGHT ALLOWED	25'-0" MAX. FROM FINISH FLOOR TO TOP OF TB	22'-0" TOP OF TB
LANDSCAPE AREA REQUIRED	2,856 SF MIN. 40% LOT	3,197 SF
FRONT YARD REQUIRED	572 SF MIN. 20% OF 40%AT FRONT YARD	1,211 SF

SETBACK REQUIREMENTS

	REQUIRED/ALLOWED	EXISTING/PROPOSED
FRONT: CANDIA AVE	25'-0"	25'-4"
SIDE: INTERIOR	5'-0" (5'-0" MIN) MUST ADD UP 20% OF LOT= 71.4' X 20%= 14.28' (14'-3.5") TOTAL	5'-3"
SIDE STREET:	15'-0"	17'-4"
REAR:	10'-0"	12'-8"
POOL + EQUIP: REAR	5'-0"	5'-1" (7'-8" EQUIP)
POOL: INTERIOR SIDE	5'-0"	29'-7" (5'-1" EQUIP)
POOL: SIDE STREET	15'-0"	17'-8"

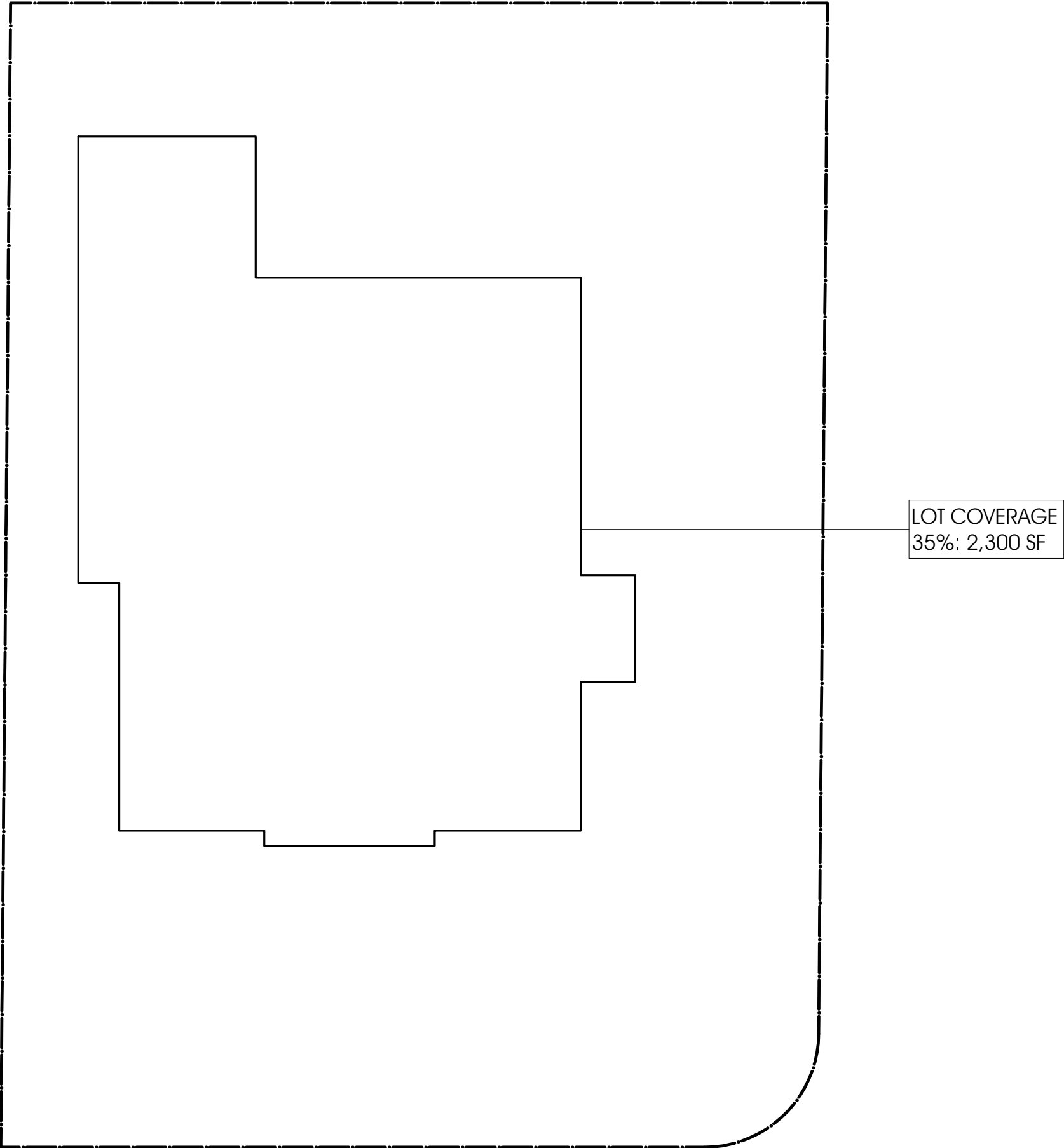
AREA CALCULATIONS: TOTALS : SEE SHEET A-01.1

NOTES		
NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	07-12-21
	PRELIMINARY BOA	09-02-21
	PERMIT SUBMITAL	
PROJECT		
NEW 2-STORY RESIDENCE: Blue and White Homes		
301 Candia Avenue Coral Gables, FL 33134		
DRAWING		
Proposed Site Plan and Zoning Information		
SEAL	SCALE 1/8" = 1'-0"	
	DRAWN JM, BM	
	REVIEWED NDL	
Nelson de Leon AR 13937	PROJ. NO. 308.0	
SHEET NO.		
A-01.0		



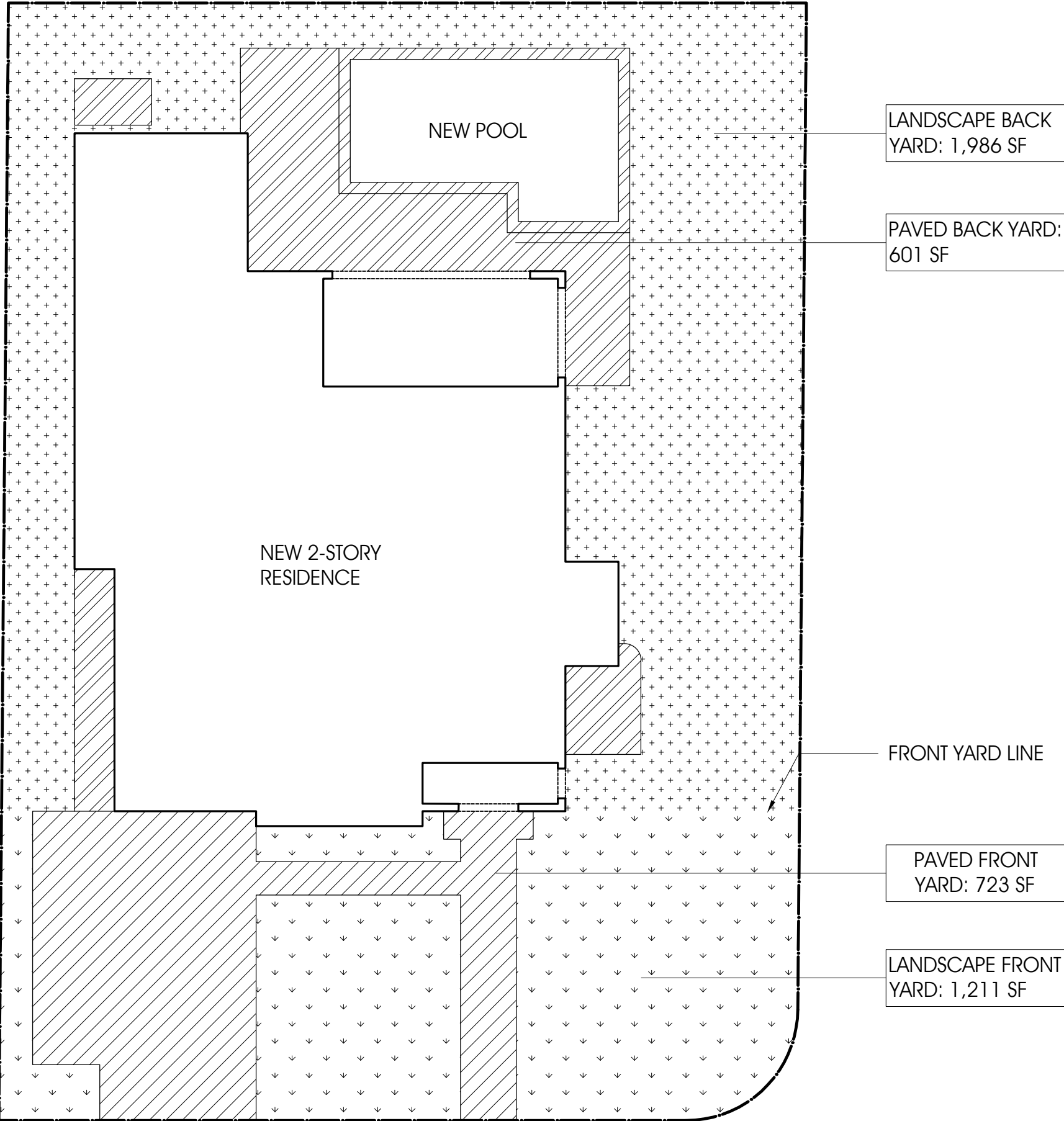
LOT COVERAGE 45%

SCALE: 1/16" = 1'-0"



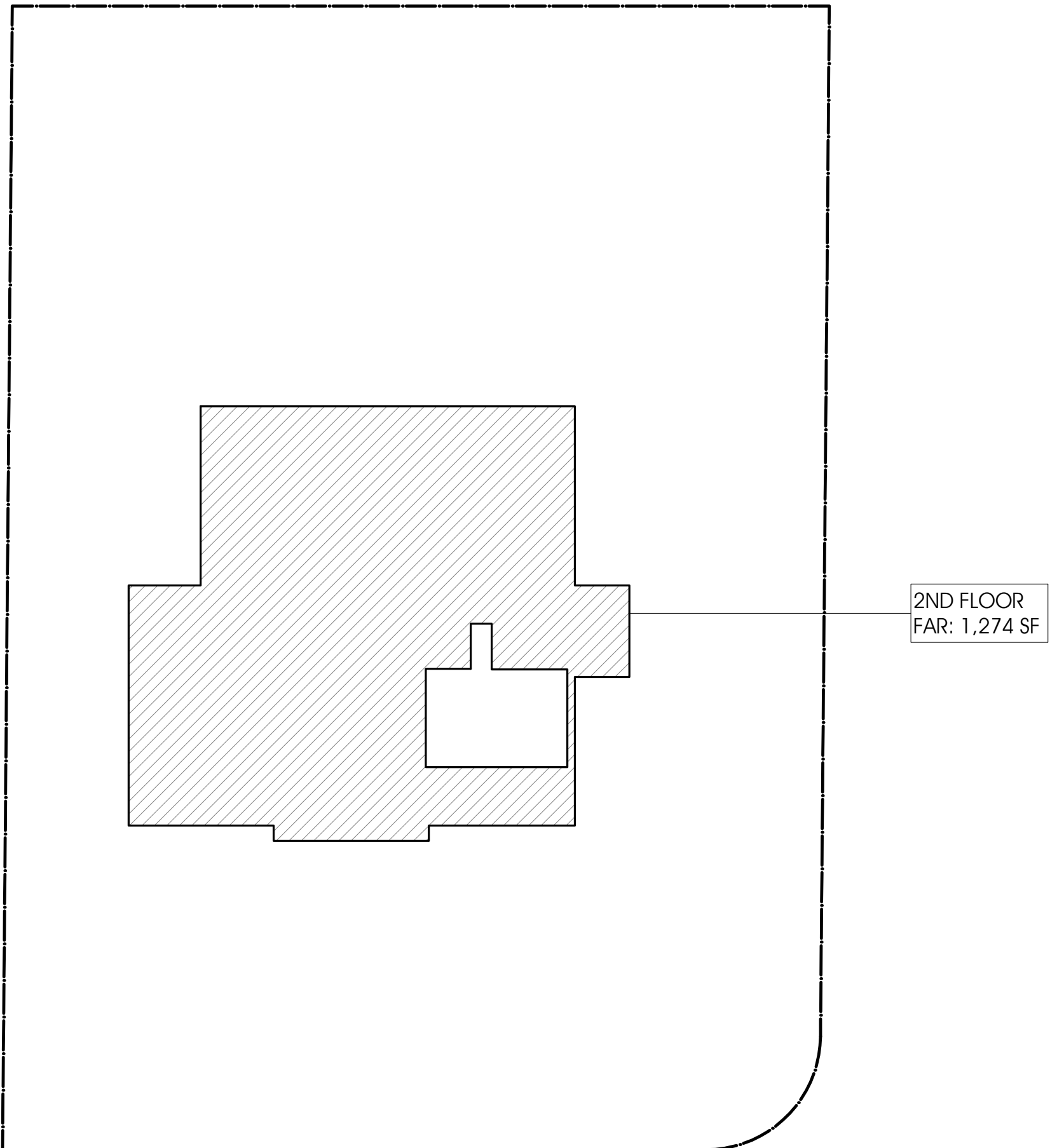
LOT COVERAGE 35%

SCALE: 1/16" = 1'-0"



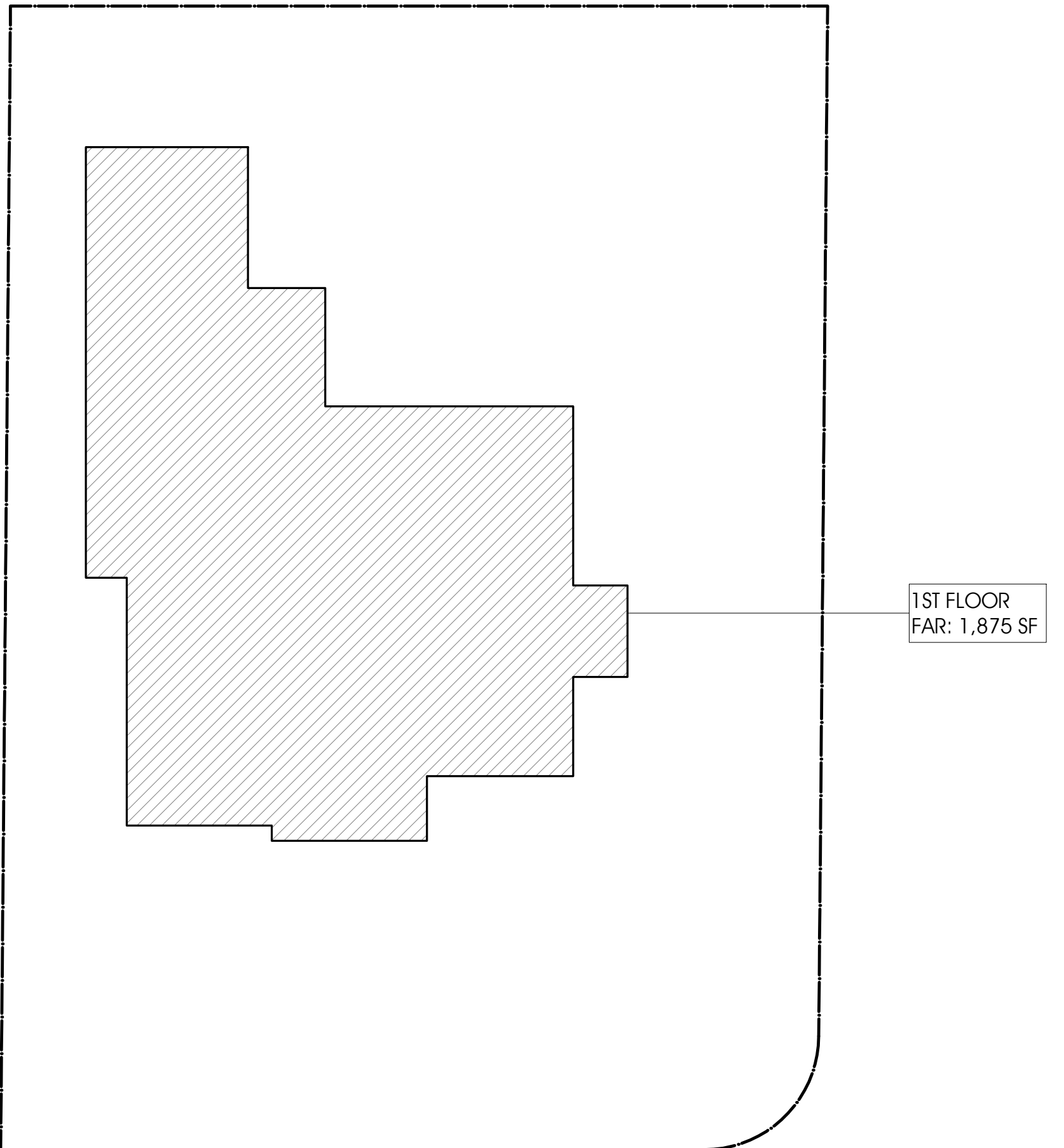
LANDSCAPE AND PAVED AREAS

SCALE: 1/16" = 1'-0"



SECOND FLOOR FAR

SCALE: 1/16" = 1'-0"



FIRST FLOOR FAR

SCALE: 3/32" = 1'-0"

AREA CALCULATIONS: TOTALS

FAR CALCULATIONS		PROPOSED
1ST FLOOR		1,875 SF
2ND FLOOR		1,274 SF
TOTALS		3,149 SF

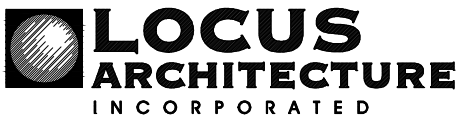
LOT COVERAGE CALCS: 35%		PROPOSED
1ST FLOOR COVERED		2,300 SF
TOTALS		2,300 SF

LOT COVERAGE CALCS: 45%		PROPOSED
1ST FLOOR COVERED		2,300 SF
POOL		295 SF
TOTALS		2,595 SF

LANDSCAPE AREAS		PROPOSED
LANDSCAPE: BACKYARD		1,986 SF
LANDSCAPE: FRONT YARD		1,211 SF
TOTALS		3,197 SF

PAVED AREAS		PROPOSED
BACK YARD		601 SF
FRONT YARD		723 SF
TOTALS		1,324 SF

NOTES



500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel: (305) 740-0120
Fax: (305) 740-0520
License No. AA0002733

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	07-12-21
	PRELIMINARY BOA	09-02-21
	PERMIT SUBMITTAL	

PROJECT

NEW 2-STORY RESIDENCE:
Blue and White Homes

301 Candia Avenue
Coral Gables, FL 33134

DRAWING

Area Diagrams
and Calculations

SEAL

SCALE
N.T.S.
DRAWN
JM, BM

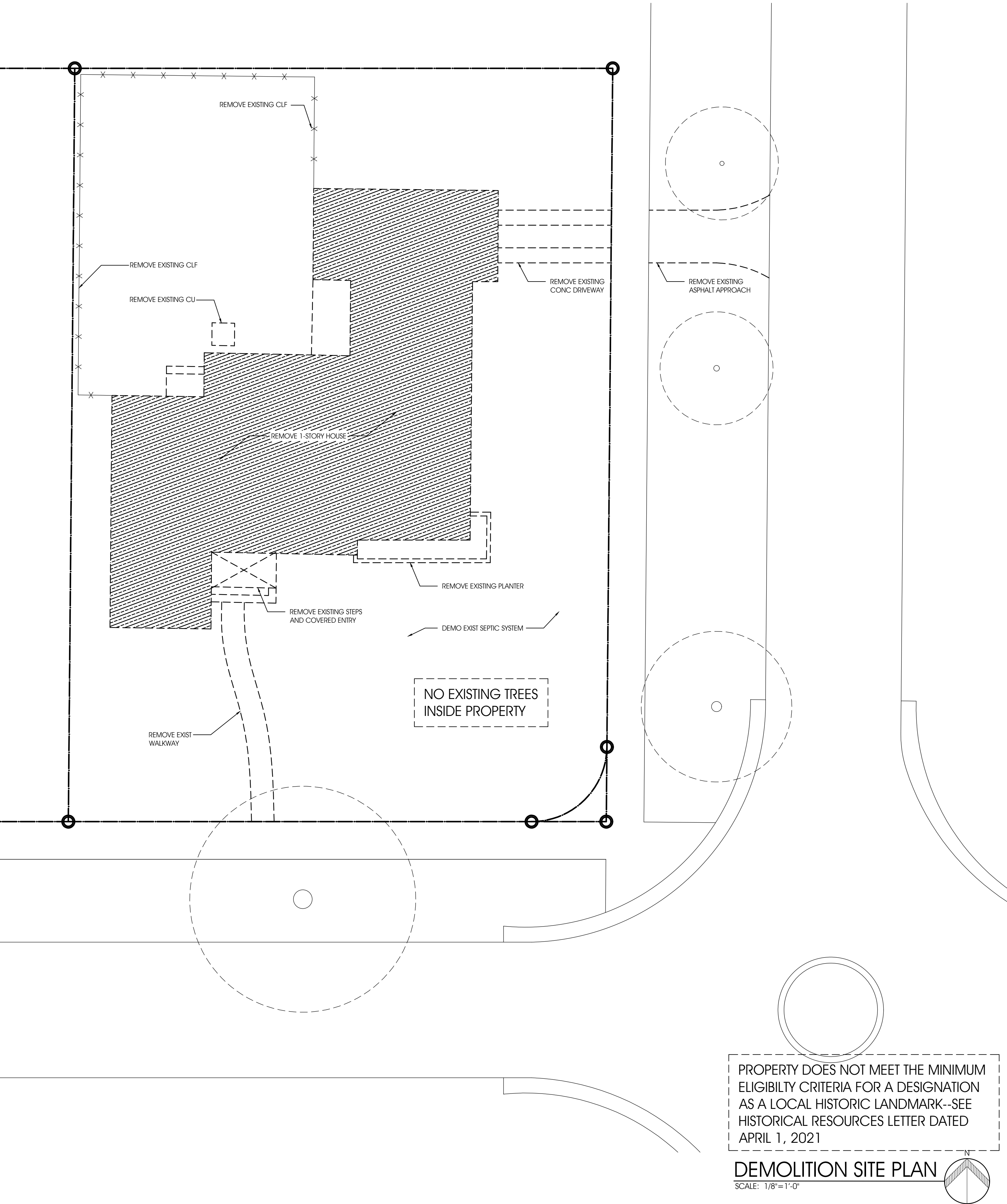
REVIEWED
NDL

Nelson de Leon
AR 13937

PROJ. NO.
308.0

SHEET NO.

A-01.1



NOTES



500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel: (305) 740-0120
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CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	07-12-21
	PRELIMINARY BOA	09-02-21
	PERMIT SUBMITTAL	

PROJECT

NEW 2-STORY RESIDENCE:
Blue and White Homes

301 Candia Avenue
Coral Gables, FL 33134

DRAWING

Demolition Site Plan

SEAL

SCALE
1/8" = 1'-0"

DRAWN
JM, BM

REVIEWED
NDL

Nelson de Leon
AR 13937

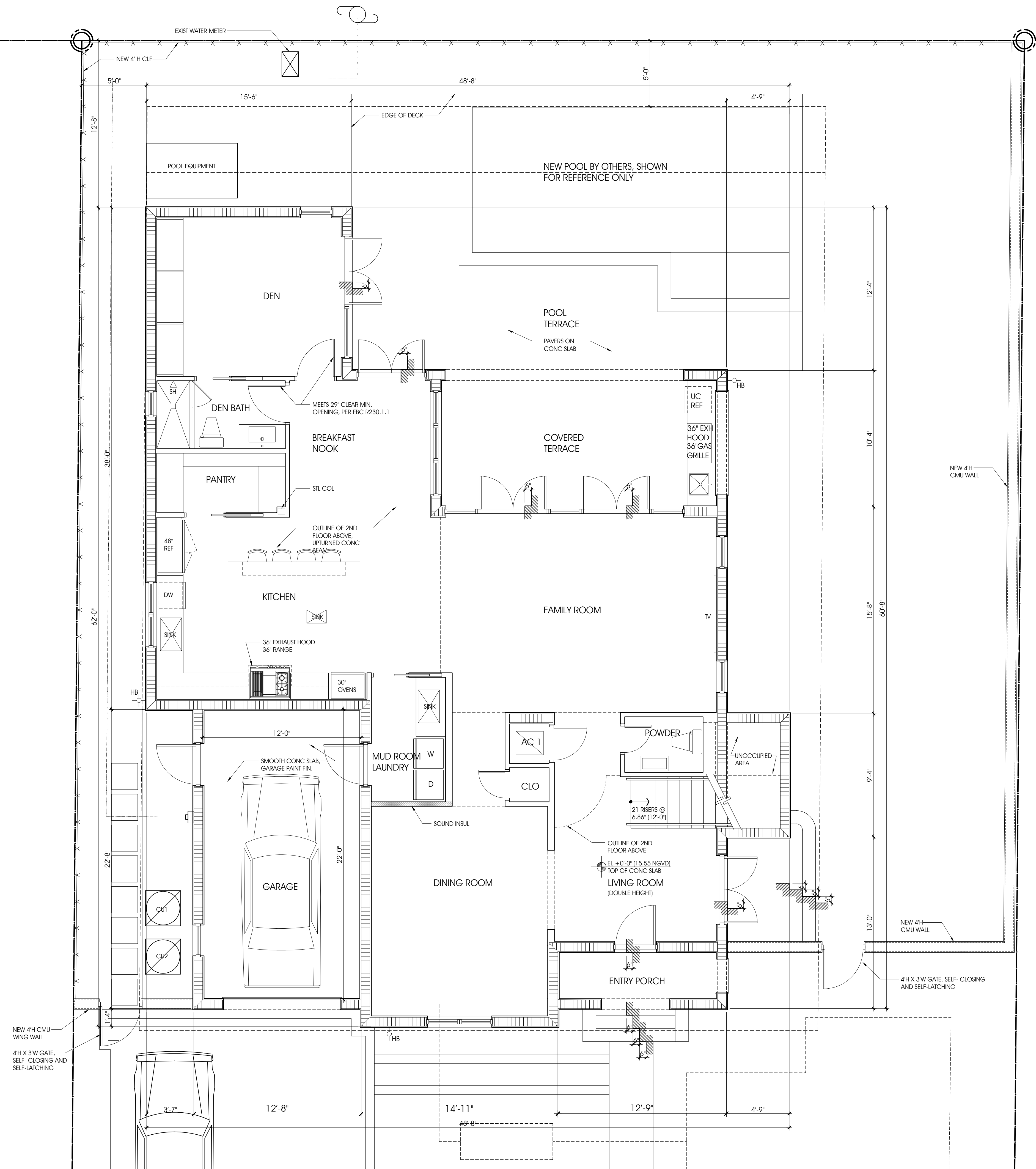
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SHEET NO.

A-01.2

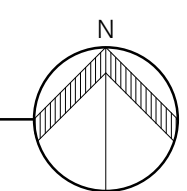
NOTES:

NOTES



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



LOCUS
ARCHITECTURE
INCORPORATED

500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel (305) 740-0120
Fax (305) 740-0520
License No. AA0002733

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
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	PERMIT SUBMITTAL	

	PROJECT
--	---------

NEW 2-STORY RESIDENCE: Blue and White Homes

301 Candia Avenue
Coral Gables, FL 33134

DRAWING

Proposed First Floor Plan

SEAL

SCALE

$$1/4" = 1'-0"$$

DRAWN

JM, BM

REVIEWED

NDL

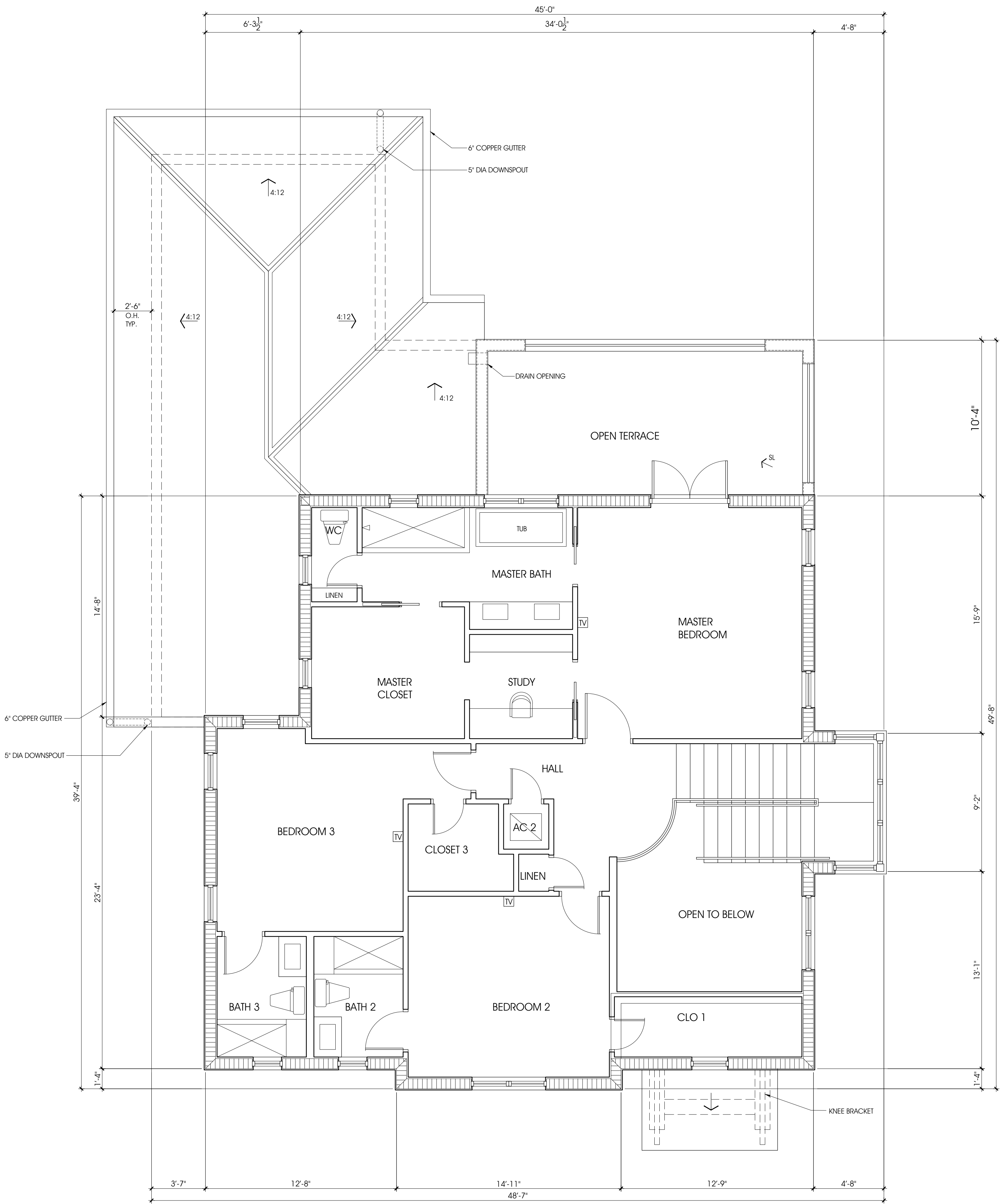
PROJ. NO.

3080

55510

A-02.0

NOTES:



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES



500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel: (305) 740-0120
Fax: (305) 740-0520
License No. AA0002733

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	07-12-21
	PRELIMINARY BOA	09-02-21
	PERMIT SUBMITTAL	

PROJECT

NEW 2-STORY RESIDENCE:
Blue and White Homes

301 Candia Avenue
Coral Gables, FL 33134

DRAWING

Proposed Second
Floor Plan

SEAL	SCALE 1/4" = 1'-0"
	DRAWN JM, BM
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. 308.0

SHEET NO.

A-02.1

NOTES



500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
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PROJECT
NEW 2-STORY RESIDENCE: Blue and White Homes
301 Candia Avenue Coral Gables, FL 33134

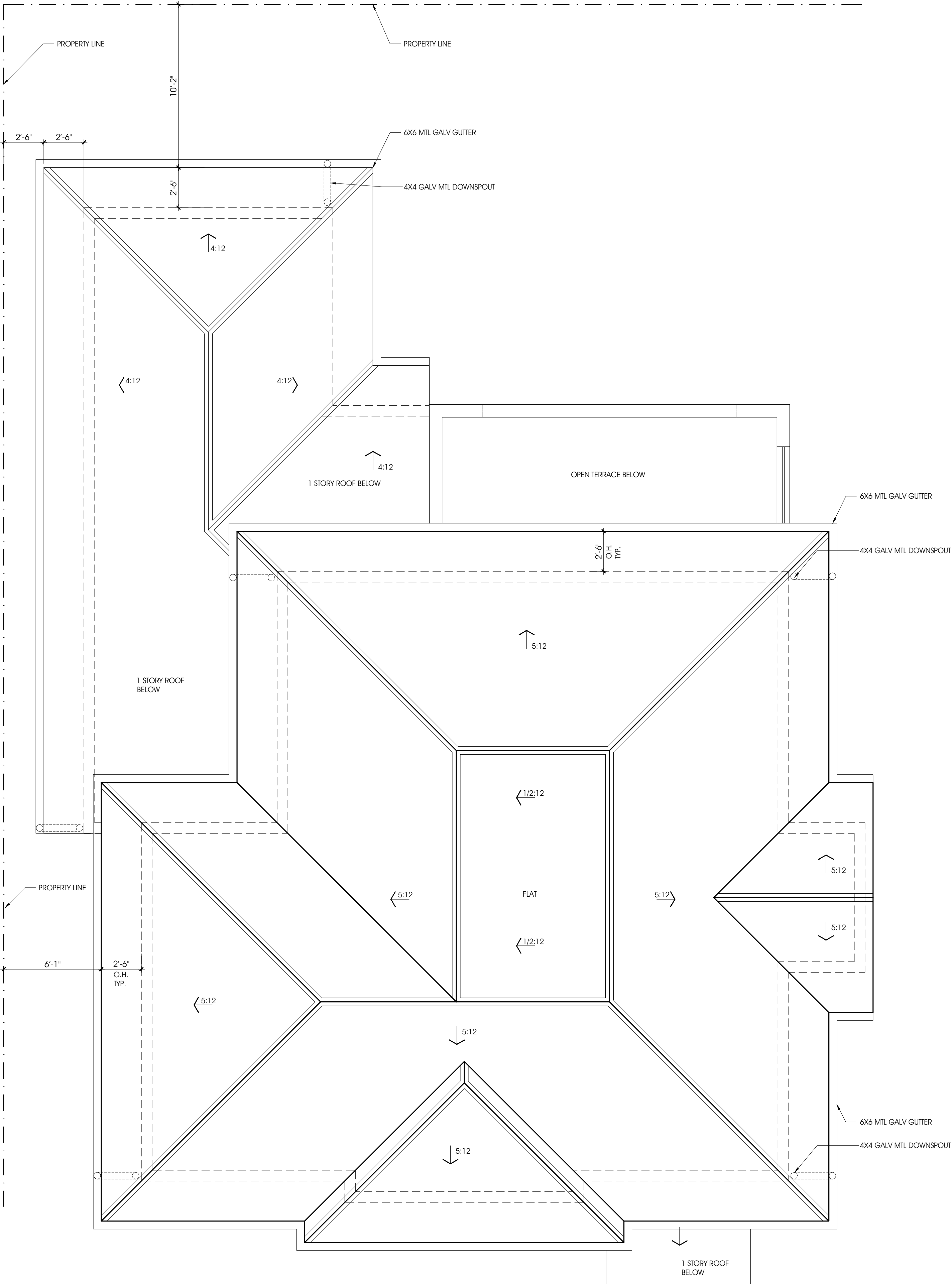
DRAWING
Proposed Roof Plan

SEAL	SCALE 1/4"=1'-0" DRAWN JM, BM REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. 308.0

SHEET NO.
A-04.0

ATTIC VENTILATION : FBC 2020 SECTION 1203 - CLOSED SYSTEM	
PROVIDED:	PER FBC 2020 RESIDENTIAL SECTION 806.5 (UNVENTED ATTIC ASSEMBLIES), "ICYNENE" SPRAY FOAM INSULATION TO UNDERSIDE OF ROOF DECKING, CLOSED CELL (R VALUE=30)

*APPLY LIQUID WATERPROOFING SYSTEM TO ALL FLAT SURFACES & BALCONIES (COORD. WITH ARCHITECT FOR SPECIFICATIONS)



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



REAR ELEVATION: NORTH
SCALE: 1/4" = 1'-0"



FRONT ELEVATION: SOUTH
SCALE: 1/4" = 1'-0"

NOTES

LOCUS
ARCHITECTURE
INCORPORATED
500 South Dixie Highway, Suite 307
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PROJECT

NEW 2-STORY RESIDENCE:
Blue and White Homes

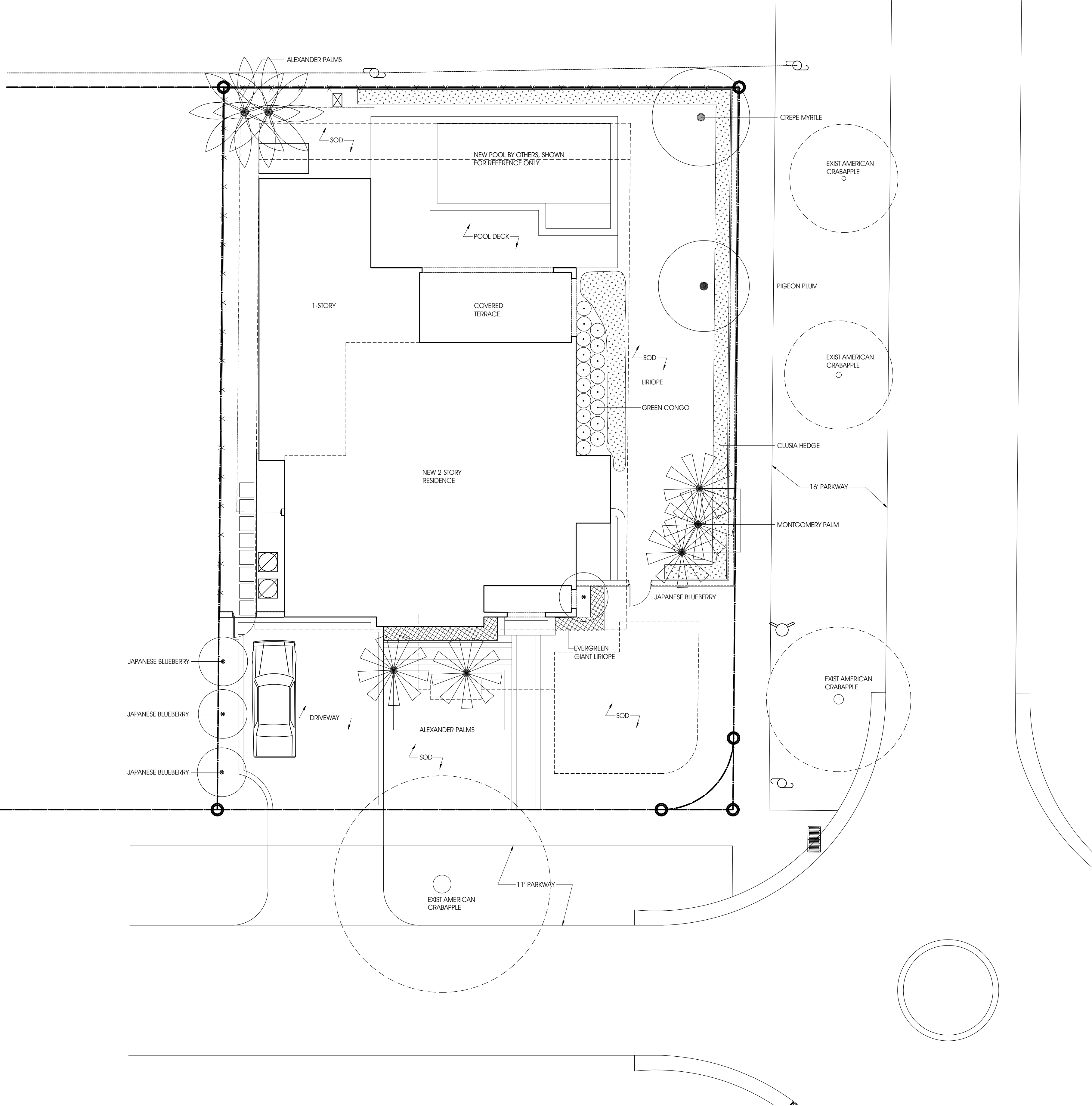
301 Candia Avenue
Coral Gables, FL 33134

DRAWING

Exterior Elevations:
Front and Rear

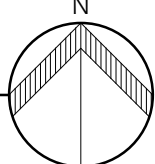
SEAL	SCALE 3/16"=1'-0"
	DRAWN JM, BM
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. 308.0
SHEET NO.	

A-05.0

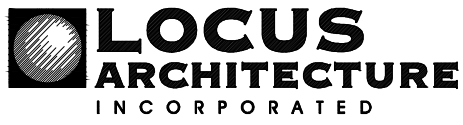


NOTE: THERE ARE NO EXISTING TREES ON SITE

LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



NOTES



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PROJECT

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Blue and White Homes

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Coral Gables, FL 33134

DRAWING

Landscape Plan

SEAL

SCALE 1/8" = 1'-0"
DRAWN JM, BM
REVIEWED NDL
PROJ. NO. 308.0

SHEET NO.

LA-01.0